174.0	0002	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	959,400 /	959,400
					USE VALUE:	959,400 /	959,400
					ASSESSED:	959,400 /	959,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRAN THANH NGA TRINH
Owner 2:	
Owner 3:	
Street 1:	8 LANCASTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TRAN TRANH NGA TRINH & -
Owner 2:	TRINH QUY THI -
Street 1:	8 LANCASTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,003 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 2955 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6003.000	538,900	400	420,100	959,400
Total Card	0.138	538,900	400	420,100	959,400
Total Parcel	0.138	538,900	400	420,100	959,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.67 | /Parcel: 324.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	538,900	400	6,003.	420,100	959,400	959,400	Year End Roll	12/18/2019
2019	101	FV	421,400	400	6,003.	414,100	835,900	835,900	Year End Roll	1/3/2019
2018	101	FV	406,900	400	6,003.	318,000	725,300	725,300	Year End Roll	12/20/2017
2017	101	FV	406,900	400	6,003.	300,000	707,300	707,300	Year End Roll	1/3/2017
2016	101	FV	406,900	400	6,003.	276,000	683,300	683,300	Year End	1/4/2016
2015	101	FV	402,400	400	6,003.	258,000	660,800	660,800	Year End Roll	12/11/2014
2014	101	FV	402,400	400	6,003.	237,600	640,400	640,400	Year End Roll	12/16/2013
2013	101	FV	402,400	400	6,003.	237,600	640,400	640,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13505

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAN THANH NGA	63738-22		6/11/2014	Convenience	100	No	No		
TRAN TRINH NGA	61763-297		5/8/2013	Convenience	100	No	No		
TRAN TRINH NGA	48538-437		11/22/2006	Family	1	No	No		
NGUYEN TRUONG S	48538-437		11/22/2006	Family	1	No	No		
CALLAHAN LAURIE	45397-32		6/16/2005		710,000	No	No		
SMITH AVARD V &	43744-84		9/20/2004	Portion-Asst	700,000	No	No		
	8382-137		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/2/2004	1155	New Buil	180,000	C		G6	GR FY06	2 sty sf
9/10/2004	847	Foundati	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	BS	Barbara S
7/3/2018	MEAS&NOTICE	PH	Patrick H
10/25/2008	Meas/Inspect	189	PATRIOT
12/10/2005	MLS	HC	Helen Chinal
6/9/2005	Inspected	BR	B Rossignol
1/12/2005	Fieldrev-Chg	BR	B Rossignol
12/20/1999	Vacant Lot	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

115832

GIS Ref

GIS Ref

Insp Date

08/25/18

!13505!

PRINT

Date	Time
12/11/20	03:27:01

LAST REV

Date	Time
09/10/18	13:30:13

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	115832
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6003		Sq. Ft.	Site		0	70.	1.00	6									420,063						420,100	

Total AC/HA: 0.13781 | Total SF/SM: 6003 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,063 | Spl Credit | Total: 420,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	5.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13678718
Const Adj.:	0.99989998
Adj $ / SQ:	142.084
Other Features:	114286
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	567812
Depreciation:	28958
Depreciated Total:	538854

COMMENTS

Formerly 0 Lot Woodbury St.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	3	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

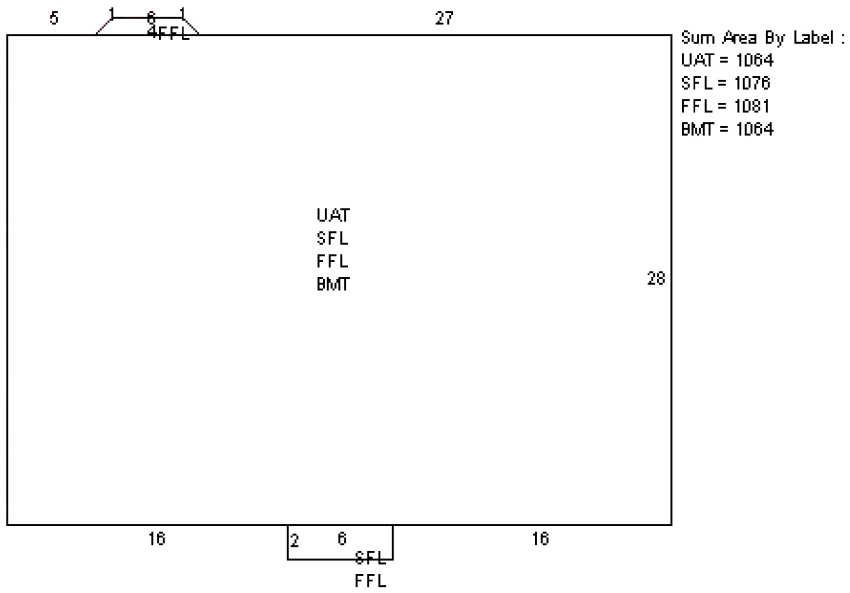
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.29
Special Features:	0	Val/Su Net:	154.55
Final Total:	538900	Val/Su SzAd	249.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,081	142.080	153,593
SFL	Second Floor	1,076	142.080	152,883
BMT	Basement	1,064	58.610	62,361
UAT	Upper Attic	266	124.320	33,070
	Net Sketched Area:	3,487	Total:	401,907
Size Ad	2157	Gross Are	4285	FinArea 2955

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	100	FLA	100	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X6	A	AV	2005	6.00	T	11.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400